




February 20, 2024

MEMORANDUM

TO: Donna J. Brown
Clerk of the Council

FROM: James Hunt, Division Chief 
Development Review Division

SUBJECT: Notification of Recommendation for Certification of Nonconforming Use

Permit Application Number: **35164-2023-U**

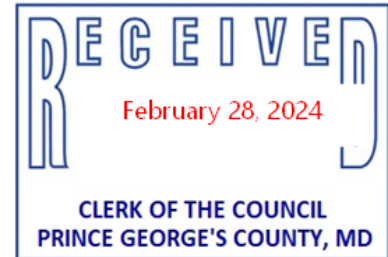
Specific Use(s): **Outdoor Advertising Sign (Billboard)**

Location of Property: **2008 Beaver Road
Hyattsville**

Current Zone(s): **I-2**

Sign Posting Date: **December 30, 2023**

Reason for Certification: **Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This outdoor advertising sign was erected in 1984.**



This is to advise that the above-captioned permit application relating to certification of a nonconforming use has been reviewed by this office. It has been found to fulfill the requirements of the Zoning Ordinance for administrative certification of the use in question, and no request for the Planning Board to conduct a public hearing was received within the time period specified on the public notice sign. Therefore, we are recommending that the use be certified as nonconforming.



Pursuant to Section 27-244(e) of the Zoning Ordinance (as amended by CB-78-1991), the District Council has the option of reviewing this recommendation, provided it votes to do so within 30 days of receipt of the recommendation. If you advise us that the Council has not elected to review this recommendation after expiration of the 30-day period, we will certify this use as nonconforming and transmit that action to the Department of Environmental Resources, so that the permit may be issued.

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): _____ Planning Board Review Planning Director Review
 Acceptance Date: _____ 70-day limit _____ Limit waived–New limit _____
 Posting Date: _____ No. of Signs Posted: _____ Agenda Date: _____
 Filing Fee: _____ Posting Fee: _____ Case Reviewer: _____
 Date: _____
 Referral Mail-Out Date: _____ Referral Due Date: _____
 Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: NCU 35164-2023 Revision of Case # _____

Case(s): NCU

PROJECT NAME: 2008 Beaver Road

Complete address (if applicable) and Geographic Location (distance related to or near major intersection)
 2008 Beaver Road, Landover Maryland 20785. The Property is located off of Columbia Park Road running west, approximately 164 feet northwest of the intersection with Beaver Road.

Total Acreage: 1.35		Election District: 13
Tax Map/Grid: 059/B3	Current Zone(s): I-2 (Heavy Industrial)	Council District: 5
WSSC Grid: 203NE05	Existing Lots/Blocks/Parcels: Parcel A-2	Dev. Review District: N/A
COG TAZ: 1019	PG TAZ: 810	Aviation Policy Area: N/A
Planning Area: 72	In Municipal Boundary:	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): <input type="checkbox"/> Y <input type="checkbox"/> N

(2002) General Plan Tier: Developed Developing Rural Area of proposed LOD:

Proposed Use of Property and Request of Proposal: Certification of outdoor advertising sign as a non-conforming use	Please list and provide copies of resolutions of previously approved applications affecting the subject property:
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Applicant Name, Address & Phone: April Mackoff, Clear Channel Outdoor 9590 Lynn Buff Court #5 Laurel, Maryland 20723 (240) 755-9203, aprilmackoff@clearchannel.com Owner Name, Address & Phone: (If same as applicant indicate same/corporation see Disclosure) Beaver Road Woodworking, LLC 5532 Greystone Street Chevy Chase, Maryland 20815	Consultant Name, Address & Phone: Contact Name, Phone & E-mail: same as applicant (240) 755-9203, aprilmackoff@clearchannel.com
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SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Stephanie Clevenger - for April Mackoff
 Owner's Signature typed & signed _____ Date _____ Applicant's Signature typed & signed _____ Date _____

Contract Purchaser's Signature typed & signed _____ Date _____ Applicant's Signature typed & signed _____ Date _____

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

Type of Application (Check all that apply)

Conventional Comprehensive Design Conservation Sketch Plan Pre-Preliminary Plan

Variation, Variance or Alternative Compliance Request(s)
 Yes No Applicable Zoning/Subdivision Regulation Section(s):

Total Number of Proposed:
 Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Gross Floor Area (Nonresidential portion only):
 Attached _____ Detached _____ Multifamily _____

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER Health Dept. Number of Plats:

CSP/DSP/SDP No.: WSSC Authorization No.:

Preliminary Plan No.:

Approval Date of Preliminary Plan:

URBAN DESIGN AND ZONING CASES:

Details of Request: Zoning Ordinance Section(s):
 Certification of nonconforming use for existing billboards Sections 27-244 & 241

Total Number of Proposed:
 Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Gross Floor Area (Nonresidential portion only):
 Attached _____ Detached _____ Multifamily _____

Variance Request Applicable Zoning/Subdivision Regulation Section(s):
 Yes No

Departure Request Application Filed
 Yes No

Alternative Compliance Request Application Filed
 Yes No

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property.

Owner(s) Name - printed	Signature and Date	Residence Address

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

Statement of Justification

1. Case Name

NCU -35164-2023

2008 Beaver Road

2. Description of proposed use/request

Certification of outdoor advertising sign located at 2008 Beaver Road, Landover, Maryland 20785 (the "Property"), as a nonconforming use.

3. Description and location of the subject property

The Property is located off of Columbia Park Road running west, approximately 164 feet northwest of the intersection with Beaver Road. Specifically, the Property is located on Map 059, Grid B3, and is approximately 1.35 acres in size. The Property is zoned I-2 (Heavy Industrial).

An outdoor advertising structure constructed on six metal posts, additionally supported by a beam that runs horizontally across said metal posts, and containing four poster faces, is located on the Property. Our documentary evidence demonstrates that the structure has existed on the Property since at least 1984 (1984 aerial footage, 1981 Building Permit).

4. Description of each required finding

In accordance with CB-84-2016, the applicant is required to certify the outdoor advertising signs located on the Property. *Section 27-244, Prince George's County Code* (the "Code"). Section 27-244(d)(2) of the Code states that "...if satisfactory documentary evidence described in Section 27-244(b)(2)(E) is received, the Planning Board's authorized representative shall recommend certification of the use as nonconforming...". The applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), which shows that the outdoor advertising signs were constructed prior to and have operated continuously since January 1, 2000.

5. Variance requests and required findings for each request

The applicant is not requesting a variance for the Property.

6. Summary/conclusion of request

Because the applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), the applicant respectfully requests that the Planning Board's authorized representative certify the outdoor advertising signs located on the Property as a nonconforming use in accordance with Section 27-244(d)(2).

Stephenie Clevenger - for April Mackoff
April Mackoff
Applicant, Clear Channel Outdoor



Patient First

LANDOVER HILLS

Opening August 17

Urgent Care

8 am to 10 pm, every day

003557

Motorcycles, too

GEICO





SIGN POSTING AND INSPECTION AFFIDAVIT – PLANNING DIRECTOR REVIEW

I, Stephenie Clevenger, hereby certify that the subject property was posted with
(print or type name)

1 sign(s) on 12/30/2023
(specify number) (date)

Signature: Stephenie Clevenger

Application Number: CNU-35164-2023 Name: 2008 BEAVER RD LANDOVER 20785

Date: 12/30/2023

Address: 1001 Prince Georges Blvd., Suite 700
Upper Marlboro, MD 20774

Telephone: 240-338-0131

Capacity in which you are acting: agent
(owner, applicant, agent)

NOTE: Take **legible** photograph(s) showing sign(s) in place, (see attached map for posting locations) and return (email) this affidavit and photographs, saved as one PDF to **PGCReferrals@ppd.mncppc.org** Subject: CaseNo-CaseName and “Posting Affidavit”

* * * * *

The affidavit must be received prior to the end of the 20-day (30 days for all CBCA conservation plans) posting period.

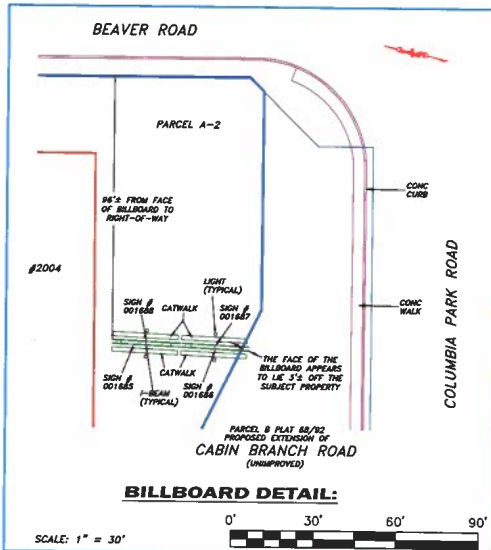


Sign 1

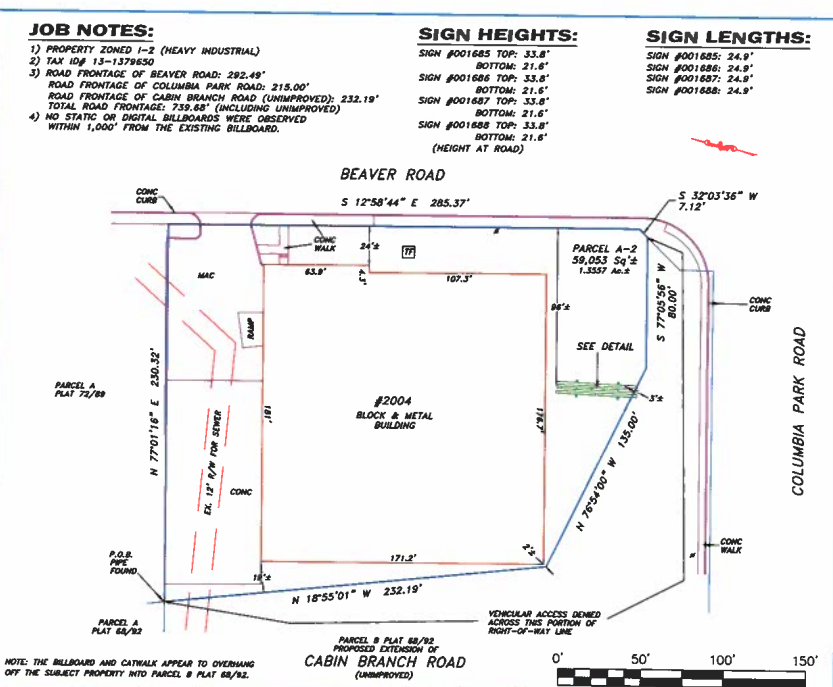
CNU-35164-2023, 2008 BEAVER RD LANDOVER 20785

Sign posted by: Stephenie Clevenger

Posted on: 12/30/2023



- GENERAL NOTES:**
- 1) The accuracy of the distances shown from any structure to any apparent property line is 2".
 - 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
 - 3) This plot is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
 - 4) This plot does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
 - 5) This plot is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 - 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
 - 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
 - 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
 - 9) Flood Zone Information shown on FEMA maps is subject to interpretation.
 - 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
 - 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
 - 12) The locations of fence lines, if shown, are approximate.



The purpose of this drawing is to locate, describe, and represent the positions of the billboard and buildings affecting the property shown hereon, being known as: PARCEL A-2 as shown on the plat entitled "PARCEL A-2, MARYLAND BOULEVARD INDUSTRIAL TRACT" recorded among the Land Records of Prince George's County, Maryland in Plat Book 43, folio 85, and more particularly described in Deed Liber 18809, folio 34.

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, and set forth in Regulation 12 of Chapter 08.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone X & AE on the FIRM Map of Prince George's County, Maryland on Community Parcel Number 2463500142 E, effective 9/16/2016

SPECIAL PURPOSE SURVEY
 2004 BEAVER ROAD
 13th ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

NTT Associates, Inc.
 18205 Old Frederick Rd.
 Mt. Airy, Maryland 21771
 Phone: (410) 442-2031
 Fax: (410) 442-1315
 www.nttsurveyors.com

Scale: 1" = 50'
 Date: 5/29/2019
 Field By: TOM
 Drawn By: SKC
 File No.: MSC 13406
 Page No.: 1 of 1